

December 1, 2015

Present: Joseph Brillon, Board Member

Peter Dufresne, Board Member

Denneese Seale, Chairman of the Board

Arthur E. Bouchard Jr., Special Assistant to the Mayor

Lori Flanagan, Recording Secretary

Meeting open at 6:00 P.M.

1st Appellant: Emmi Properties LLC

35K-041-018 @ 59-61 Salisbury Street

- **Appellant states that he purchased the house for \$235,000 and the value on it is \$279,000**
- **The house has 8 units and 4 of the apartments are studio**
- **Appellant put a new roof & siding on when he purchased the house**

2nd Appellant: Kevin Thorton (Representative Joseph Carroll)

17A-080-021 @ 668 Grove Street

- **Appellant states this is a 5 family house**
- **The value of the house is \$141,400**
- **Appellant states that the 5th unit is inhabitable**
- **Appellant lives on the 1st floor and the other 3 units are rented**

3rd Appellant: John Gulowacz

04C-051-001 @ 564 South Main Street

- Appellant had appraisal done in April 2015 and also gave comps
- This is a small piece of property and the value is \$166,100
- Appellant states this is a 3 family home and it is in average condition
- The property is maintain

4th Edmund Lim (Representative Duane Boucher)

10H-115-036 @ 564 South Main Street

- Appellant states that he purchased the property on December 5, 2014 at fair market value that was for \$95,000 dollars
- The assessment was established December 31, 2014 using comparable sales prior to them
- Appellant Representative had 6 comparable sales there tracking close to the assessed value
- Warwick Street property sold in 2014 for \$141,000 and is assessed at \$150,500
- Appellant has a couple of issues that could be used to dispute the tax assessment

5th Appellant: Ess Realty LLC

13A-011-014 @ 45 East School Street

- **Appellant closed on the property September 2013**
- **The complex was being marketed a year or two before that**
- **Appellant hopes to divide it up and off industrial space**
- **Appellant came up with a value based on what a roof cost**
- **Appellant has been in the building for 2 years**

6th Appellant: Mary Moretti (Representative Marco Moretti)

46B-190-019 @ 1431 Diamond Hill Road

- **Appellant states this was a former Dunkin Donuts**
- **A slight change in square footage previously there was a cooler, and freezer which Dunkin Donuts took them when they moved. That was 160 square feet**
- **Comparing to Pizza Hut that is on the same street as Dunkin Donuts and three years older**
- **Appellant states at this point the building is just a shell they taking pretty much everything out of there**
- **Appellant states that is why he is asking for a reductions**

7th Appellant: Bothina Hanna

43A-028-022 @ 2213 Mendon Road

- **Appellant states that in 2013 his building assessment was \$246,660, 2014 same in 2015 the assessment went up 37%**

- The new assessment now is 332,400
- The building has a flat roof
- Appellant states that the land use say's it is a gas station it is a medical building

8th Appellant: Thomas & Sharon Geving

06I-232-026 @ 303 Third Avenue

37I-156-009 @ Third Avenue (Not Eligible for a hearing)

- Appellant states that the building is big and they only utilize a small portion of the building on the first floor
- The value went up substantially
- Appellant states that their goal was to make an apartment on the second level
- The second level has no walls only wall studs, no electrical, and plumbing

9TH Appellant: Robert Lussier

37F-156-009 @ 143 Dulude Avenue

- Appellant had picture of the property
- This is a 2 family home
- The house has 3 small bedrooms
- Property does not even have a back yard
- Built decks for the property so the tenants can go outside
- The house was a rehab property

10th Appellant: Robert Lussier

15B-253-004 @ 33 Hamlet Avenue

- **No comps for this property gave pictures**
- **This is a 10 room rooming house**
- **Rooms that you rent bathrooms are in the hallway**
- **No parking for this building**